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The proposals embodied in this submission show that the opportunity exists for the creation of a high quality landscape led residential scheme to be provided in this wholly sustainable location - bringing much needed new housing to the Reading area.

The material provided in this document, and that of the other professional disciplines, demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the sites immediate neighbours or the wider area.

The site is available and importantly, deliverable, and will link to Emmer Green and in turn the wider area of Reading.

This submission will be in accordance with the NPPF 2021 to ensure that the proposal will create a well-designed place that provides for publicly accessible amenity areas, and where appropriate, tree-lined streets.